

PINAL COUNTY

Past, Present and Future

Presented By
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Metro Phoenix* Growth

Through 2015:

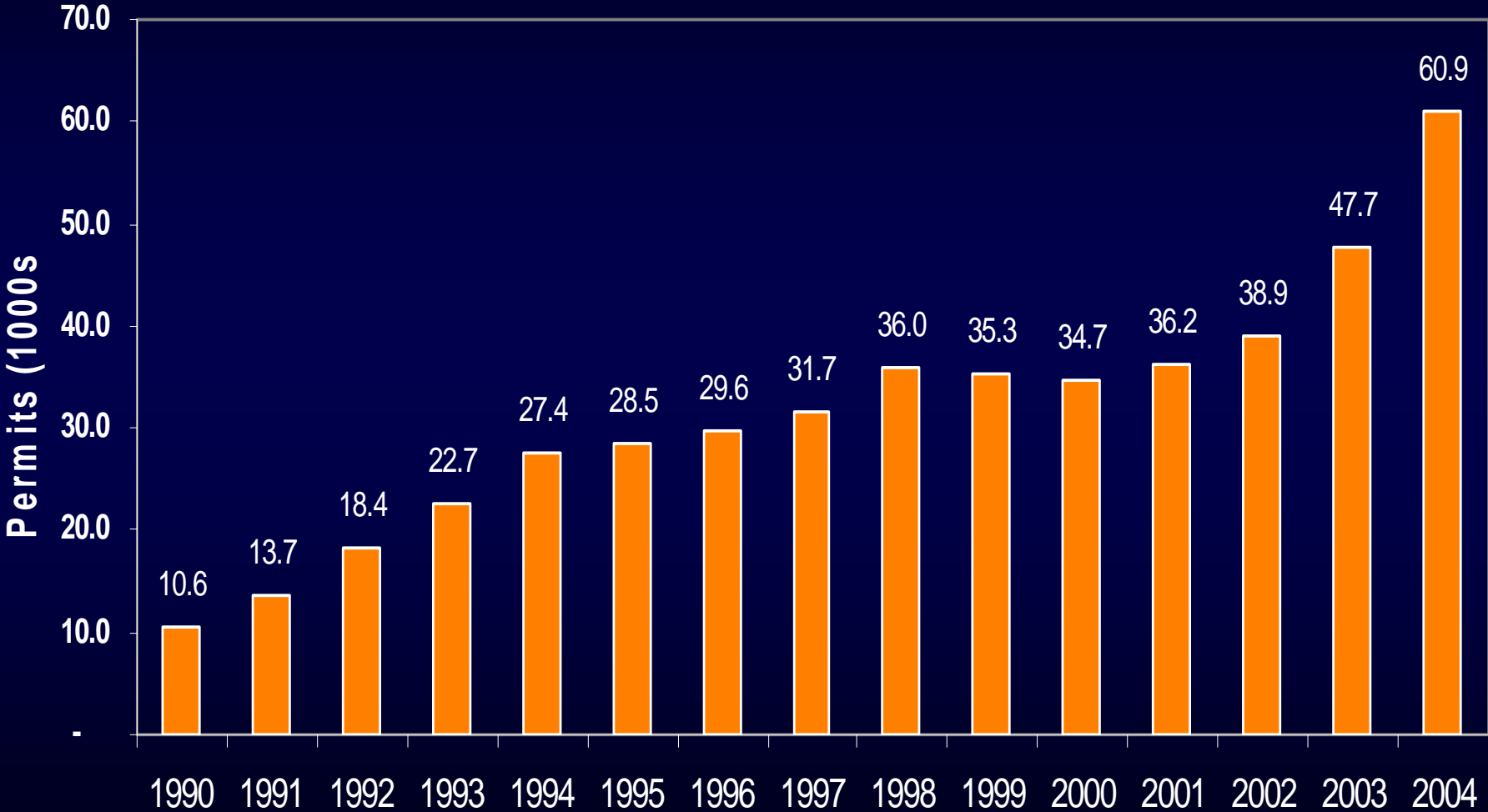
- **Annual population growth is forecasted at an average of 140,000 persons/year**
- **Annual employment growth is forecasted at an average of 64,000 jobs/year**

Source: University of Arizona

***Metro Phoenix includes Maricopa and Pinal Counties**

Historical Metro Phoenix Single Family Permits

Source: R. L. Brown



Metro Phoenix* Housing Market

Through 2015:

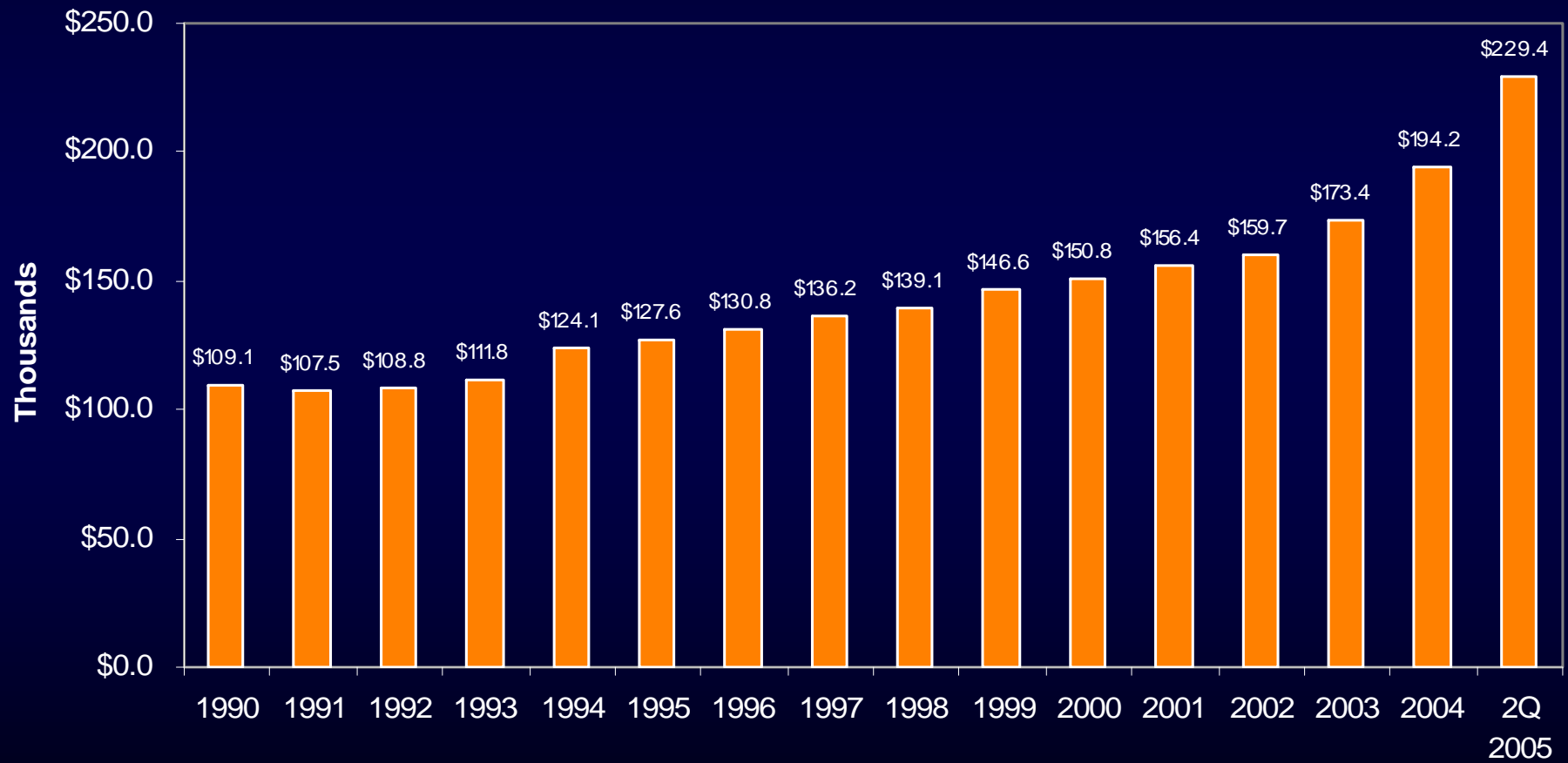
- **Residential building permits (single family and multi-family) forecasted at annual average of 56,400 units/year**

Source: University of Arizona

***Metro Phoenix includes Maricopa and Pinal Counties**

Median New Home Sales Price Metro Phoenix 1990 - 2005

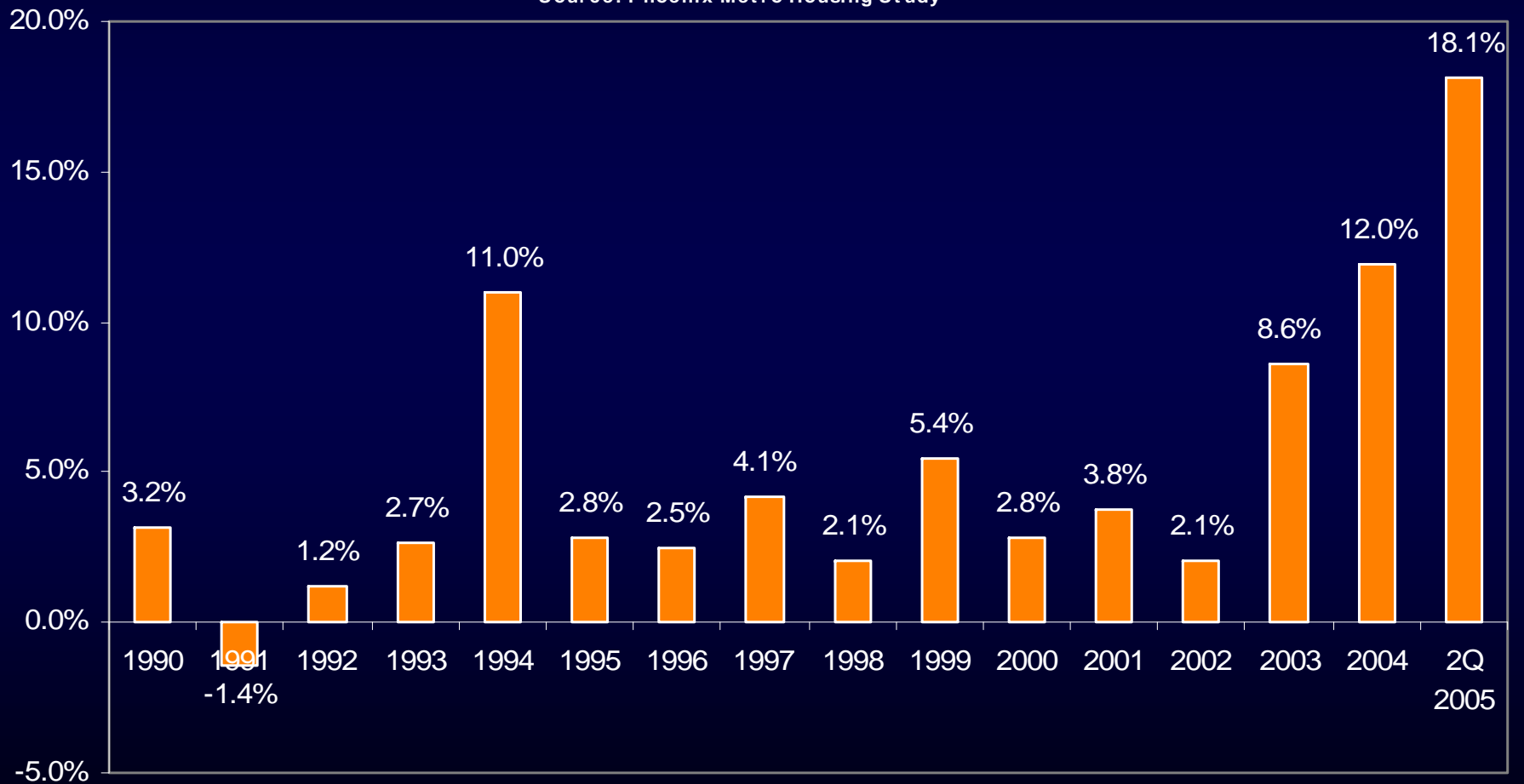
(As of 4Q each year, 2Q 2005)
Source: Phoenix Metro Housing Study



Percentage Increase in Median New Home Sales Price Metro Phoenix 1990-2005

(Based on 4Q each year, 2Q 2005)

Source: Phoenix Metro Housing Study



Average Sales Price

February 2005 - July 2005

| | |
|------------------------|------------------|
| Tempe-Chandler | \$274,220 |
| Mesa-Gilbert | \$280,947 |
| Maricopa County | \$270,145 |
| Pinal County | \$189,838 |
| Johnson Ranch | \$182,383 |
| Casa Grande | \$174,579 |
| Coolidge | \$144,189 |
| Apache Junction | \$309,938 |
| Maricopa | \$211,438 |

Source: Elliott D. Pollack & Co, RL Brown

Single Family Building Permits 1st Half 2004 vs. 1st Half 2005

| Area | YTD 2nd Q 2004 | YTD 2nd Q 2005 | % Increase/ Decrease |
|---------------------------|-------------------|-------------------|-------------------------|
| Chandler | 2,020 | 1,288 | -36.2% |
| Gilbert | 2,673 | 1,546 | -42.2% |
| Mesa | 1,055 | 673 | -36.2% |
| Queen Creek | 260 | 376 | 44.6% |
| Southeast Maricopa County | 6,008 | 3,883 | -35.4% |
| Maricopa County | 23,684 | 22,369 | -5.6% |
| Pinal County | 4,865 | 9,762 | 100.7% |
| Metro Total | 28,549 | 32,131 | 12.5% |

Source: Phoenix Metro Housing Study

Single Family Building Permits Through 1st Half 2005

| City/Area | Permits |
|--------------------|---------|
| Chandler | 1,288 |
| Gilbert | 1,546 |
| Mesa | 673 |
| Queen Creek | 376 |
| Johnson Ranch Area | 3,578 |
| Maricopa Area | 2,925 |
| Casa Grande Area | 676 |

Sources: PMHS, R.L. Brown

Pinal County Demographic Studies

| | 2000 | 2010 | 2020 | 2025 | 2030 |
|---|---------|---------|-----------|-----------|-----------|
| Univ. of AZ, MAG (2005, 2003) | 181,162 | 407,372 | 1,016,233 | 1,520,417 | 2,204,368 |
| CAC Bond Feasibility Study (2004) | 179,727 | 374,150 | 768,815 | 991,983 | n/a |
| SE Maricopa/Northern Pinal County Area Transportation Study (2003)* | | | | | |

*Study area includes only northern Pinal County.

Source: Elliott D. Pollack & Co, MAG, University of Arizona, Central Arizona College Study, SE Maricopa/N. Pinal County Transportation Study

Pinal County Population Projections

| | 2000 | 2005 | 2010 | 2015 | 2020 |
|---------------------|---------|---------|---------|---------|-----------|
| CAC Study | 179,727 | 244,555 | 374,150 | 547,172 | 768,815 |
| EDP Conservative | 179,727 | 249,406 | 451,930 | 689,665 | 977,874 |
| EDP Aggressive | 179,727 | 249,406 | 474,496 | 747,383 | 1,076,764 |

Sources: Elliott D. Pollack & Co., R.L. Brown, CAC Study

A photograph of a sunset over a mountain range. The sun is low on the horizon, partially obscured by the dark silhouette of the mountains. The sky is a gradient of blue and orange. The foreground is dark, suggesting a valley or a road.

Elliott D. Pollack & Company estimate that Pinal County will capture 35-40% of the Phoenix Metro Single Family housing market in the future.

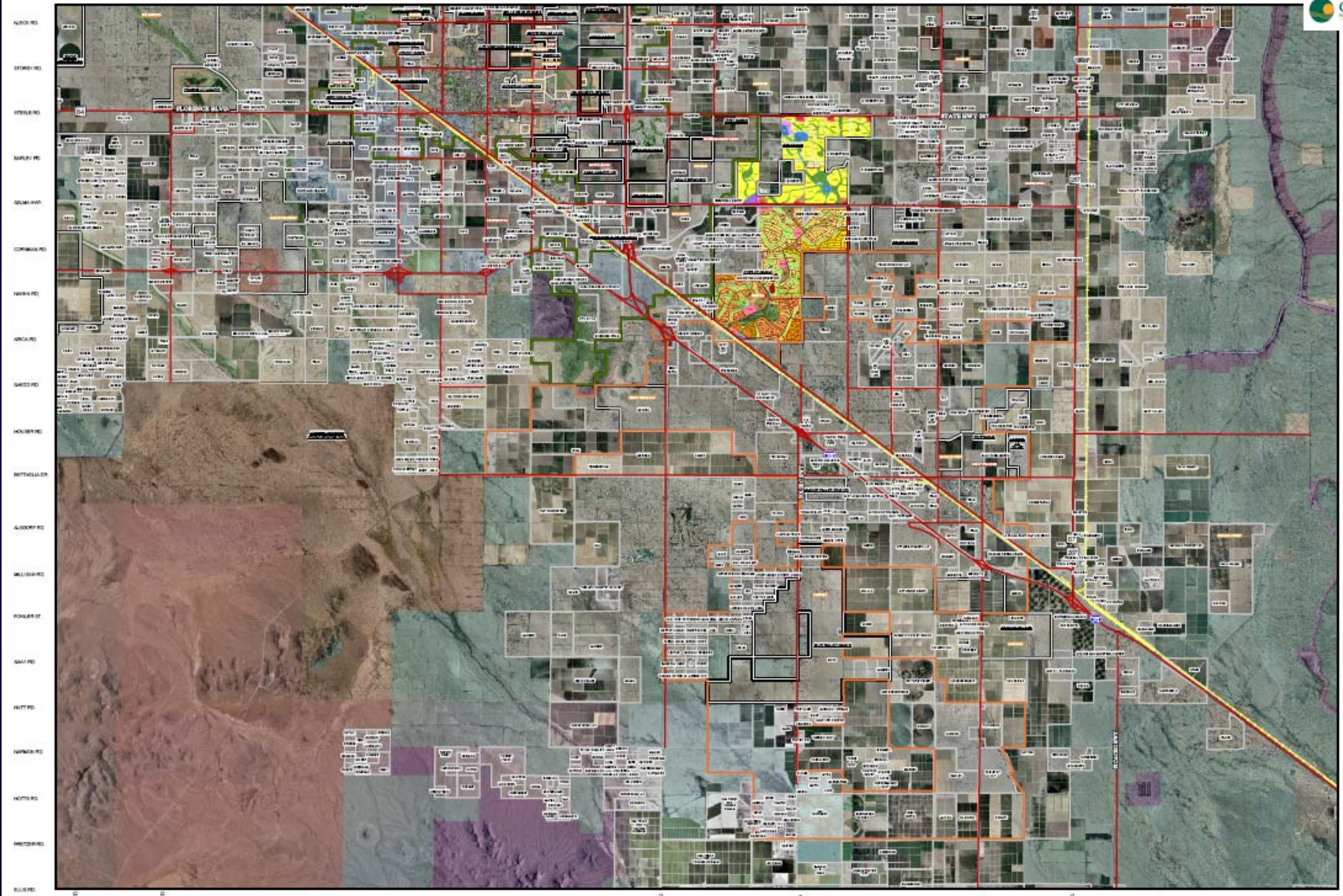
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Boundary Information

- City Boundary
- County Boundary
- State Boundary
- Water Features
- Other Features

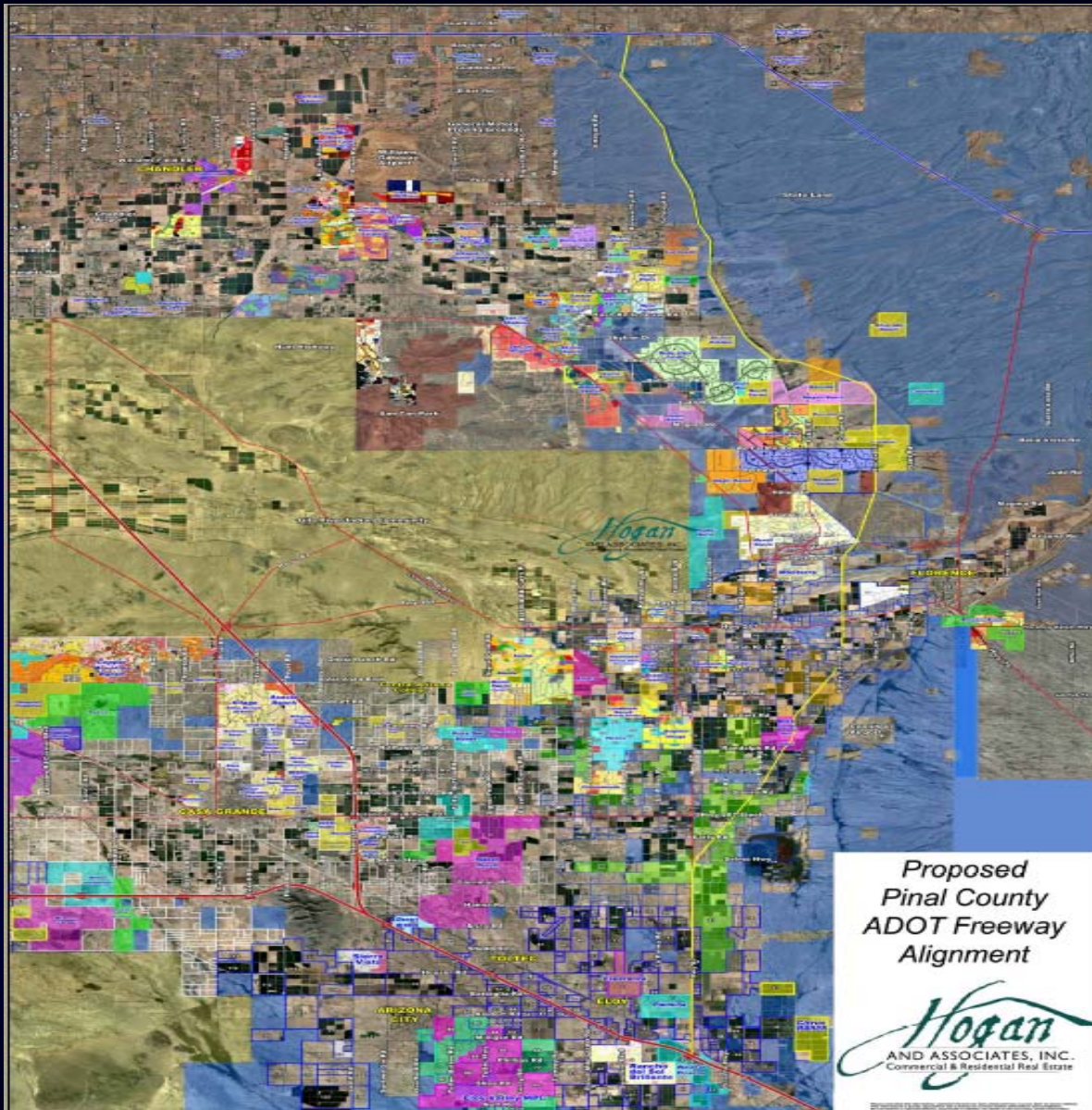
Land Use Information

- Low Density
- Medium to High Density
- High Density
- Industrial and Employment
- Parks and Open Space
- Retail and Commercial
- State Land
- Federal Land
- Transportation
- Class Grade City Boundary
- City Boundary
- Existing Highway
- Proposed Highway
- Railroad



RIVER RD
 EDWARDS RD
 STEEL RD
 MAPLE RD
 DELAWARE
 COMBINE RD
 WINDY RD
 ORCA RD
 SWISS RD
 HICKORY RD
 BENTLEY RD
 ALDORF RD
 MILLER RD
 POWELL ST
 DAVIS RD
 HUTT RD
 WARDEN RD
 HOTT RD
 PROCTOR RD
 RIVER RD

WAGON WHEEL RD
 MERRY RD
 MONTGOMERY RD
 COMBINE RD
 WINDY RD
 EMBROIDER RD
 BURNING RD
 THORNTON RD
 CHICKADEE RD
 WAGON WHEEL RD
 RIVER RD
 HONOLULU RD
 COOPER RD
 STANLEY RD
 OAKMOUNT RD
 BERRY RD
 CLAY RD
 WINDY RD
 LINDSEY RD
 STANLEY RD
 LA PALMA RD
 CHERRY RD
 WINDY RD
 RIVER RD
 RIVER RD
 WINDY RD



Maximize Value for Future while Still Farming

- **Hold and inflate**
- **Think like a developer and grow homes**
 - **Change General/Comprehensive Plan**
 - **Change Zoning**
 - **Hire engineer**
 - **Hire zoning attorney**
 - **Spend a year**
 - **Maybe go to Pre-Plat**
 - **Sell to a homebuilder or developer**

Pinal County The Most Exciting Frontier

